

ATTACHMENT 2: CONDITIONS OF APPROVAL

**The Golden Inn & Village Development Plan Revisions
Case Nos. 17RVP-00000-00046 to 12DVP-00000-00014
17RVP-00000-00071 to 13DVP-00000-00005
17RVP-00000-00072 to 13DVP-00000-00006
Date: March 20, 2018**

I. PROJECT DESCRIPTION

- 1. Proj Des-01 Project Description.** This Development Plan Revision is based upon and limited to compliance with the project description, the hearing exhibits marked 1-12, dated March 20, 2018, and all conditions of approval set forth below, including mitigation measures and specified plans and agreements included by reference, as well as all applicable County rules and regulations.

The project description is as follows:

The project description approved by the Board of Supervisors on June 17, 2014 has been updated to reflect the completion of Phase 1 of the project as well as the changes which were previously approved by the Director of Planning and Development through Substantial Conformity Determinations. The proposed revisions to the project description (Case Nos. 17RVP-00000-00046, 17RVP-00000-00071 and 17RVP-00000-00072) which are subsequent to the most recently approved Substantial Conformity Determination are shown in ~~strike through~~ and underline format as follows:

Hearing on the request of Lisa Plowman of RRM Design Group, agent for Golden Inn & Village Senior, LP, Golden Inn & Village Family, LP, and The Rona Barrett Foundation, owners, to revise the Golden Inn & Village Development Plans (Case Nos. 12DVP-00000-00014, 13DVP-00000-00005 and 13DVP-00000-00006) to approve as-built changes to the parking lot lighting, site drainage, grading quantities overall square footage, and building heights in compliance with Section 35.84.040 of the County Land Use and Development Code.

The Golden Inn project would create a campus-like development intended to provide a mix of housing types and senior services that would include an Assisted Living/Memory Care Facility, Independent Living Senior Apartment Complex, a Senior Community Center, and Low Income Employee/Family Apartments.

Parcel Map, General Plan Amendment, and Rezone

On June 17, 2014, the Santa Barbara County Board of Supervisors approved a Parcel Map, Case No. 12TPM-00000-00009 (TPM 14,794) to divide the 7.3-gross acre lot into three lots of 2.2 acres (Proposed Parcel 1), 3.0 acres (Proposed Parcel 2) and 2.1 acres (Proposed Parcel 3). Parcel 1 would host the proposed Assisted Living/Memory Care building, Parcel 2 is developed with the proposed Independent Living Senior Apartments and Senior Community Center, and Parcel 3 is developed with the Low Income Employee/Family Housing units. The request also included a General Plan Amendment, Case No. 12GPA-00000-00002 to change the property's land use designation from RES-1.0 (Residential, one dwelling unit per acre) and a Rezone, Case No. 12RZN-00000-00002 to change the property's zoning designation as follows:

Parcel 1: Office and Professional (P) land use designation and Professional/Institutional (PI) zoning. 2.2 net acres in size.

Parcel 2: Residential 30.0 (RES-30) land use designation and Design Residential 25.0 (DR-25) zoning. 3.0 net acres in size.

Parcel 3: Residential 20.0 (RES-20) land use designation and Design Residential 14.0 (DR-14) zoning. 2.1 net acres in size.

Assisted Living/Memory Care (Parcel 1)

The assisted living/memory care facility portion of the project would include 60 beds intended to serve those in need of assisted living services (40 beds) and those that have more advanced memory care needs (20 beds). The facility would be approximately 36,991 gross square feet in size and two stories with a building height of 27 feet. The memory care units and common facilities would be on the ground floor and the assisted living units and an exercise room would be on the second level. This facility would include a commercial kitchen which could provide meals for those living in the facility. The facility would also provide space for dining for residents/guests, reception/lounge area, a nursing station, and offices for staff. This facility would be owned and operated by an organization that specializes specifically in elder memory care. This facility is anticipated to require up to 50 employees that would work in three shifts. Approximately 15 staff would be in the facility during any one particular shift.

In order to provide convenient access to the common facilities in the Community Center for those living in the assisted living/memory care facility, these two buildings are proposed to be located in close proximity to each other. As a result, the assisted living/memory care facility would not meet the required 15 foot side yard setback identified in the Professional Institutional zone district. The project includes a request to reduce the rear yard setback of Proposed Parcel 1 to 10 feet from the required 15 foot side-yard setback under Land Use Development Code Section 35.82.080.H.

Low Income Senior Independent Living Apartments (Parcel 2)

The Low Income Senior Independent Living Apartment portion of the project includes 60 units owned and operated by the Housing Authority of the County of Santa Barbara. The unit mix includes 20 studio apartments and 40 one-bedroom apartments. Each unit includes independent kitchen facilities, but the residents have the choice of having meals provided in the dining facility in the community center. As noted above, the building faces the assisted living/ memory care building which creates a common courtyard between them. The building housing the low income senior apartments and the senior community center facilities is approximately ~~52,250~~ 58,424 gross square feet (including approximately 5,964 gross sq. ft. of exterior deck areas (porches and balconies)). The portion of the structure dedicated for the apartments totals approximately 39,877 gross square feet. This building is two stories with a building height of 35 ft.~~25 feet~~

Common Senior Facilities (Parcel 2)

The Senior Community Center includes the common senior facilities, senior support services (e.g., hair salon, nail salon), and offices for the Housing Authority and Community Center staff. This portion of the building is approximately 12,582 gross square feet and is two stories with a maximum

building height of ~~35 ranging between 25 to 29~~ feet. Approximately 12 staff associated with uses in the Community Center, including a manager for the senior apartments would live on-site. The building also includes a dining room and kitchen where meals are prepared on-site. As noted above, residents of the low income apartments may participate in the voluntary meal plan and meals may be served to those utilizing the Senior Community Center. It is anticipated that the Senior Community Center will accommodate a maximum of 50 daily visitors. Approximately 75%, of the visitors come from off-site and approximately 25% come from on-site. The Community Center operates from 7:30 AM-7:30 PM.

The Housing Authority of the County of Santa Barbara owns and manages the Senior Apartments. In addition, the Housing Authority would own and participate in the management of the Community Center along with a local non-profit such as Friendship Center of Santa Barbara. As depicted on the site plan, the senior campus has been laid out to create a central courtyard that is surrounded by the Assisted Living/Memory Care Facility to the north, the Community Center to the west and the Low Income Independent Living Senior Apartments to the south. The courtyard provides a place for seniors and those visiting the community center to enjoy the surroundings in an outdoor setting.

Low Income Employee/Family Apartments (Parcel 3)

Parcel 3 is developed with 27 Low Income Employee/Family Apartments located in three separate buildings. Qualifying on-site employees are given first preference to these units to limit traffic trips for commuting and reduce the need for onsite parking. Approximately 12 of the units are occupied by onsite employees. Units that are not occupied by employees are made available to qualifying members of the general public. The Housing Authority of the County of Santa Barbara owns and manages the low-income apartments. Seven (7) one-bedroom apartments, ten (10) two-bedroom apartments, and ten (10) three-bedroom apartments are organized in three separate buildings as follows:

- Building 3 totals approximately ~~8,171~~ 8,506 gross square feet in size including four (4) two-bedroom units as follows: Unit 2A – 3 units @ 858 gross sq. ft., and one unit @ 857 gross sq. ft. and four (4) three-bedroom units (Units 3A), each of approximately 1,081, 1,082, 1,146, and 1,147 gross sq. ft. in size. This building includes approximately 313 sq. ft. of exterior deck areas (porches and patios).
- Building 4 totals approximately ~~40,137~~ 10,598 gross square feet in size including seven (7) one-bedroom units as follows: Unit 1A (2 units) – 689 gross sq. ft., and 695 gross sq. ft., Unit 1B (2 units) – 726 gross sq. ft., and 720 gross sq. ft., Unit 1C (2 units) – 686 gross sq. ft. and 688 gross sq. ft., Unit 2D – 720 gross sq. ft.; two (2) two-bedroom units as follows: Unit 2A – 852 gross sq. ft., Unit 2B – 921 gross sq. ft.; and two (2) three-bedroom units as follows: Unit 3A (2 units) – 1,069 gross sq. ft., and 1,140 gross sq. ft. This building also includes a 655 gross sq. ft. community room for use by the residents of the units. This building includes approximately 460 sq. ft. of exterior deck areas (porches and patios).
- Building 5 totals approximately ~~8,171~~ 8,506 gross square feet in size including four (4) two-bedroom units as follows: Unit 2A – 3 units @ 858 gross sq. ft., and one unit @ 857

gross sq. ft. and four (4) three-bedroom units (Unit 3A), each of approximately 1,081, 1,082, 1,146, and 1,147 gross sq. ft. This building includes approximately 313 sq. ft. of exterior deck areas (porches and patios). Each of the buildings is two stories with a maximum building height of 26 ft. 6 in. (23 feet 6 inches). This portion of the project includes common amenities made available for use to the residents including barbeque areas near the units, a communal barbeque area and tot lot to the south of the apartments, and a community room.

Phasing

The proposed project would be constructed in two separate phases. Phase 1 of the project which includes the senior independent living apartments, community center, and the employee/family apartment buildings has been constructed. The future development of Phase 2 of the project will include the proposed assisted living/memory care building.

Access and Internal Circulation

Site access consists of two entrances/exits located off Refugio Road. Primary site access is provided approximately 150 feet south of Highway 246 by a formal entrance driveway. Near this entrance, a small turning circle allows people to drop seniors off at the community center or the low income senior apartments and then exit the site without using the internal circulation. A second drop off location in the form of a porte cochere is located directly north of the turning circle for the residents of the assisted living/memory care facility. The site's internal circulation system extends along the outer boundaries of the site in order to provide access to the low-income employee/family units, on-site parking areas and the common recreational areas. A secondary entrance/exit is provided on Refugio Road approximately 150 feet south of the primary entrance. An internal network of walking paths provides pedestrian access throughout the site. A pedestrian walkway/emergency fire access path, which runs north south, is located between the senior facilities and the low-income employee/family housing. This path would provide access into the courtyard area situated between the two senior facility buildings on Parcels 1 and 2. Additional footpaths and a foot bridge are located over the vegetated-swale to create direct access to the employee family housing from the senior facilities. The project also includes a 5 to 8-foot wide multi-use path adjacent to Refugio Road. This pathway mirrors the existing pathway which fronts the YMCA property on the north side of Highway 246 and provides for pedestrian travel along the roadway similar to a sidewalk.

Grading, Drainage, Hydrology, Bio-Treatment

The project site has been graded to even out its existing gentle slopes, ensure proper drainage and provide a walk-able site suitable for the intended senior residents. Grading for the project included approximately ~~15,000~~ 9,200 cubic yards of cut, ~~and 15,000~~ 14,500 cubic yards of fill, and 5,300 cubic yards of import. ~~with all material to be balanced onsite.~~

The site is at a lower elevation than State Highway 246. The Highway ranges between 610 to 616 feet and the finished grade of the project site will range between 597 feet at the southern end (excluding the proposed detention basins) and 604 at the northern portion of the site adjacent to the

highway. As such the senior facilities are approximately 10-12 feet below the highway, and the affordable employee/family housing buildings are approximately 10 feet below the highway.

Storm water runoff generated on-site is directed through an on-site storm drain system into two detention basins located in the southern portion of the site. The basins have been designed in a manner that will allow them to remain as accessible open space during dry periods. Off-site drainage is conveyed through the project site via a combination of storm drain pipes under parking areas as well as through the existing vegetated swale located along the western property line of Parcel 3. The vegetated swale will continue to collect storm water from areas north of the site including the YMCA property across Highway 246 and direct it to the existing natural drainage feature which extends south of the proposed basins. ~~In an effort to address concerns expressed by property owners to the south regarding the increase in storm water runoff since the development of the YMCA to the north, the applicant has agreed to detain a portion of the off-site storm water in the proposed detention basins.~~

The vegetated swale which bisects the parcel is identified as a blue line intermittent seasonal ephemeral drainage. The swale, with a central channel approximately 1 foot wide in the north-central portion of the property, discharges into a constructed drainage in the south-central portion of the property. To improve and enhance the existing swale and constructed drainage, a bio-treatment area within the swale was designed in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. The grading plan prepared for the project maintained the swale and constructed drainage in its current location.

Open Space, Landscaping & Recreation

A significant portion of each parcel is dedicated to common open space, landscaping and recreational areas. A breakdown per parcel is provided below:

- Parcel 1 - Approximately 37% of the parcel dedicated to common open space and landscaping.
- Parcel 2 – Approximately 43% of the parcel is dedicated to common open space, landscaping and recreational areas.
- Parcel 3 – Approximately 44% of the parcel is dedicated to common open space, landscaping and recreational areas.

A series of internal courtyards would be developed at the center of the senior facilities to create areas for respite and recreation for residents. The courtyard includes planter boxes for the residents to grow flowers and/or vegetables. The Landscape Plan for the Golden Inn includes new trees, plants and groundcover, all of which are consistent with known water conservation standards. On-site trees and plantings include but are not limited to: valley oak, coast live oak, sycamore, western redbud, fruitless olive, Raywood ash, lilac, fuchsia, lavender lemonade berry, rock rose, flax lily, jasmine, blue eyed grass, and sage. Please refer to the Landscape Plan for a complete plant list and for more detailed information. A tot-lot and barbeque area are developed at the southeastern corner of the site

intended to serve onsite employees and residents. Two smaller barbeque areas are located directly adjacent to the low-income employee/family units on Parcel 3.

Parking

Parking for each of the uses and buildings included with the project are provided along the exterior boundaries of the site. Two carports totaling approximately 2,387 sq. ft. are located at the southeast corner of the project site between building 5 and the detention basin to the south. The table below outlines the parking provided by the project.

USE & STANDARDS	REQUIRED PARKING	PROVIDED PARKING
60 Assisted Living/Memory Care Beds 1 space/3 beds 1 space/3 employees	20 17	20 17
Senior Community Center - 50 Seniors 1 space/10 seniors 1 space/2 employees	5 6	5 6
2,400 s.f. Housing Authority Office Space 1 space/300 s.f.	8	8
60 Senior Apartments 1 space/unit	60	60
27 Employee/Family Apartments 1 space/1 bedroom 1 space/2 bedroom 2 spaces/3 bedroom	7 10 20	7 10 20
Guest Parking for 87 Units 1 space/5 units	18	18
PROJECT TOTAL	171	171

Project Lighting

Numerous 8-foot tall, post-mounted light fixtures ~~Twenty-Five (25) post mounted light fixtures each with a maximum height of 20 feet~~ are located throughout the project’s parking areas. The 20-ft. tall parking lot pole lights located on parcel 2 shall operate at a maximum intensity of 80% output between dusk and 9:00 p.m. The 20-ft. tall pole light located in the tot-lot play area shall operate at a maximum intensity of 50% output between dusk and 9:00 p.m. Between the hours of 9:00 p.m. and dawn, all of the lights shall be dimmed to 50% output.

The lights located on the second-story northern and eastern facing common use balconies (senior apartments/community center building) shall be turned off at 9:00 p.m. All of the lights on the porte cochere shall include cut-off visors and be oriented downward. The sconces located on the exterior of the Senior Independent Living Apartments/Community Center Building (Bldg 2) shall include a top lens cap to ensure that there is no up-lighting from the fixtures. The southeastern exit light shall include a low wattage incandescent lamp. The beacon heads on the 20-ft. tall light poles located adjacent to the

senior apartments/community building shall be designed to minimize light reflection off of the building. The existing beacon light heads located on the two 20' ft. tall parking lot lights located at the southeastern corner of the Senior Independent Living Apartments/Community Center Building (Bldg 2) shall be replaced with the light head depicted on page 8 of the Planning Commission staff presentation dated September 27, 2017.

Bollard style lighting is used to illuminate area walkways, providing safe travel for residents, staff and guests to each of the buildings from adjacent parking areas. A Dark Sky lighting plan has been prepared for the project which highlights the type of lighting that would be used in the project.

Public Services

The project site is served by the Santa Ynez River Water Conservation District – Improvement District #1, the Santa Ynez Community Service District and the County Fire Protection District. In order to address increased bus ridership due to project development, and to minimize project trip generation, installation of a new Santa Ynez Valley Transit (SYVT) bus stop/shelter on Hwy 246 has been provided.

- 2. Proj Des-02 Project Conformity.** The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of the structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval thereto. All plans (such as Landscape and Tree Protection Plans) must be submitted for review and approval and shall be implemented as approved by the County.

II. MITIGATION MEASURES from NEGATIVE DECLARATION 14NGD-00000-00007

- 3. Aest-04 BAR Required:** The applicant shall obtain Board of Architectural Review (BAR) approval for project design. All project elements (e.g., design, scale, character, colors, materials and lighting plan) shall be compatible with vicinity development.

PLAN REQUIREMENTS AND TIMING: The applicant shall submit architectural drawings of the project for review and shall obtain final BAR approval prior to issuance of Zoning Clearance. Grading plans, if required, shall be submitted to P&D concurrent with or prior to BAR plan filing.

MONITORING: The applicant shall demonstrate to P&D compliance monitoring staff that the project has been built consistent with approved BAR design and landscape plans prior to Final Building Inspection Clearance.

- 4. Aest-10 Lighting:** The applicant shall ensure any exterior night lighting installed on the project site is of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject lot and prevent spill-over onto adjacent lots. The applicant shall install timers or otherwise ensure lights are dimmed after 9 p.m.

PLAN REQUIREMENTS: Prior to zoning clearance issuance, the applicant shall develop a

Lighting Plan for P&D & BAR approval incorporating these requirements and showing locations and height of all exterior lighting fixtures with arrows showing the direction of light being cast by each fixture. **TIMING:** Lighting shall be installed in compliance with this measure prior to Final Building Inspection Clearance.

MONITORING: Prior to Final Building Inspection Clearance, permit compliance monitoring staff shall inspect to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final Lighting Plan.

5. Bio-01b Tree Protection Plan – Construction Component. The Owner / Applicant shall submit a Tree Protection Plan (TPP) prepared by a P&D-approved arborist and/or biologist and designed to protect native oak trees which could potentially be damaged as a result of construction related activities. The Owner Applicant shall comply with and specify the following as notes on the TPP and Grading and Building Plans:

1. Fencing of all trees to be protected at least six feet outside the dripline with chain-link or other material satisfactory to P&D (e.g. temporary orange construction fencing). Fencing at least 3 ft. in high, staked to prevent any collapse, and with signs identifying the protection area placed in 15-ft intervals on the fencing.
2. Fencing/staking/signage shall be maintained throughout all grading and construction activities.
3. All trees located within 25 ft of buildings shall be protected from stucco and/or paint during construction.
4. No irrigation is permitted within 6 ft of the dripline of any protected tree unless specifically authorized.
5. The following shall be completed only by hand and under the direction of a P&D approved arborist/biologist:
 - a. Any trenching required within the dripline or sensitive root zone of any specimen.
 - b. Cleanly cutting any roots of one inch in diameter or greater, encountered during grading or construction.
 - c. Tree trimming.
6. Special equipment: If the use of hand tools is deemed infeasible by P&D, P&D may authorize work with rubber-tired construction equipment weighing five tons or less. If significant large rocks are present, or if spoil placement will impact surrounding trees, then a small tracked excavator (i.e., 215 or smaller track hoe) may be used as determined by P&D staff and under the direction of a P&D approved biologist.
7. The following are not permitted:
 - a. Cutting any roots of one inch in diameter or greater.
 - b. Tree removal and trimming.

8. Grading shall be designed to avoid ponding and ensure proper drainage within driplines of oak trees.

PLAN REQUIREMENTS: The Owner/Applicant shall: (1) submit the TPP; (2) Include all applicable components in Tree Replacement Plan and/or Landscape and Irrigation Plans if these are required; (3) include as notes or depictions all plan components listed above, graphically depicting all those related to earth movement, construction, and temporarily and/or permanently installed protection measures. **TIMING:** The Owner/Applicant shall comply with this measure prior to issuance of zoning clearance. Plan components shall be included on all plans prior to the issuance of grading permits. The Owner/Applicant shall install tree protection measures onsite prior to issuance of grading/building permits and pre-construction meeting.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that trees identified for protection were not damaged or removed or, if damage or removal occurred, that correction is completed as required by the TPP prior to Final Building Inspection Clearance.

6. **Geo-02 Erosion and Sediment Control Plan.** Grading and erosion and sediment control plans shall be designed to minimize erosion during construction and shall be implemented for the duration of the grading period and until re-graded areas have been stabilized by structures, long-term erosion control measures or permanent landscaping. The Owner/Applicant shall submit an Erosion and Sediment Control Plan (ESCP) using Best Management Practices (BMP) designed to stabilize the site, protect natural watercourses/creeks, prevent erosion, convey storm water runoff to existing drainage systems keeping contaminants and sediments onsite. The Erosion and Sediment control plan shall be a part of the Grading Plan submittal and will be reviewed for its technical merits by P&D. Information on Erosion Control requirements can be found on the County web site re: Grading Ordinance Chapter 14 ([www.countysb.org/government/county_ordinance_code Chapter 14 14-9](http://www.countysb.org/government/county_ordinance_code_Chapter_14_14-9) and 14-29 – refer to Erosion and Sediment Control Plan Requirements.)

PLAN REQUIREMENTS: The grading and erosion and sediment control plan(s) shall be submitted for review and approved by P&D prior to approval of Land Use Permits/Zoning Clearances. The plan shall be designed to address erosion and sediment control during all phases of development of the site until all disturbed areas are permanently stabilized. **TIMING:** The plan shall be implemented prior to the commencement of and throughout grading/construction.

MONITORING: P&D staff shall perform site inspections throughout the construction phase.

7. **Noise-04 Equipment Shielding-Construction.** Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded with appropriate acoustic shielding to P&D's satisfaction.

PLAN REQUIREMENTS: The Owner/Applicant shall designate the equipment area with appropriate acoustic shielding on building and grading plans. **TIMING:** Equipment and shielding shall be installed prior to construction and remain in the designated location throughout construction activities.

MONITORING: The Owner/Applicant shall demonstrate that the acoustic shielding is in place prior to commencement of construction activities. P&D compliance staff shall perform site inspections throughout construction to ensure compliance.

- 8. Noise-02 Construction Hours:** The Applicant, including all contractors and subcontractors shall limit construction activity, including equipment maintenance and site preparation, to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays. Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels) are not subject to these restrictions. Any subsequent amendment to the Comprehensive General Plan, applicable Community or Specific Plan, or Zoning Code noise standard upon which these construction hours are based shall supersede the hours stated herein.

PLAN REQUIREMENTS: The Applicant shall provide and post 2 signs stating these restrictions at construction site entries. **TIMING:** Signs shall be posted prior to commencement of construction and maintained throughout construction.

MONITORING: The Applicant shall demonstrate that required signs are posted prior to grading/building permit issuance and pre-construction meeting. Building inspectors and permit compliance staff shall spot check and respond to complaints.

- 9. SolidW-02 Solid Waste-Recycle.** The Applicant and their contractors and subcontractors shall separate demolition and excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). The Applicant shall provide separate onsite bins as needed for recycling.

PLAN REQUIREMENTS: The Applicant shall print this requirement on all grading and construction plans. Owner shall provide P&D with receipts for recycled materials or for separate bins. **TIMING:** Materials shall be recycled as necessary throughout construction. All materials shall be recycled prior to Final Building Inspection Clearance.

MONITORING: The Applicant shall provide P&D compliance staff with receipts prior to Final Building Inspection Clearance.

- 10. SolidW-03 Solid Waste-Construction Site.** The Applicant shall provide an adequate number of covered receptacles for construction and employee trash to prevent trash & debris from blowing offsite, shall ensure waste is picked up weekly or more frequently as needed, and shall ensure site is free of trash and debris when construction is complete.

PLAN REQUIREMENTS: All plans shall contain notes that the site is to remain trash-free throughout construction. **TIMING:** Prior to building permit issuance, the Owner/Applicant shall designate and provide P&D with the name and phone number of a contact person(s) responsible for trash prevention and site clean-up. Additional covered receptacles shall be provided as determined necessary by P&D.

MONITORING: Permit compliance monitoring staff shall inspect periodically throughout grading and construction activities and prior to Final Building Inspection Clearance to ensure the construction site is free of all trash and debris.

11. SolidW-01 Solid Waste-SRSWMP. The Owner/Applicant/Permittee shall develop and implement a Source Reduction and Solid Waste Management Plan (SRSWMP) describing proposals to reduce the amount of waste generated during construction and throughout the life of the project and enumerating the estimated reduction in solid waste disposed at each phase of project development and operation.

PLAN REQUIREMENTS: The plan shall include but not limited to:

1. Construction Source Reduction:
 - a. A description of how fill will be used on the construction site, instead of landfilling,
 - b. A program to purchase materials that have recycled content for project construction.
2. Construction Solid Waste Reduction:
 - a. Recycling and composting programs including separating excess construction materials onsite for reuse/recycling or proper disposal (e.g., concrete, asphalt, wood, brush). Provide separate onsite bins as needed for recycling.
3. Operation Solid Waste Reduction Examples:
 - a. Specify space and/or bins for storage of recyclable materials within the project site AND
 - b. Establish a recyclable material pickup area.
 - c. A green waste source reduction program, including the creation of common open space composting areas, and the use of mulching mowers in all common open space lawns.
 - d. Participate in a curbside recycling program (may require establishment of private pick-up depending on availability of County sponsored programs). If P&D determines that a curbside recycling program cannot be implemented, and an alternative program such as the anticipated wet/dry collection is not on line, then it will be the responsibility of the owner to contract with the Community Environmental Council or some other recycling service acceptable to P&D to implement a project-wide recycling program.

TIMING: The Owner/Applicant shall (1) submit a SRSWMP to P&D permit processing staff for review and approval prior to issuance of zoning clearance, (2) include the recycling area on building plans. Program components shall be implemented prior to Final Building Clearance and maintained throughout the life of the project.

MONITORING: During operation, the Owner/Applicant shall demonstrate to P&D compliance staff as required that solid waste management components are established and implemented. The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved SRSWMP are in place as required prior to Final Building Clearance.

12. WatCons-01 Water Conservation-Outdoor. To improve water conservation, the Owner/Applicant shall include the following in Landscape and Irrigation Plans to be approved by P&D:

1. Landscaping that reduces water use:
 - a. Landscape with primarily native/drought tolerant species.
 - b. Group plant material by water needs.
 - c. Turf shall constitute less than 20% of the total landscaped area.
 - d. No turf shall be allowed on slopes of over 4%.
 - e. Extensive mulching (2” minimum) shall be used in all landscaped areas to reduce evaporation.
2. Irrigation that reduces water use:
 - a. Install drip irrigation or other water-conserving irrigation.
 - b. Install soil moisture sensing devices to prevent unnecessary irrigation.
 - c. Install separate landscape meters (plumbing permit required).
 - d. Use reclaimed water for all irrigation;

PLAN REQUIREMENTS: The Owner/Applicant shall submit a landscape and irrigation plan to P&D for review and approval prior to issuance of zoning clearance permit. **TIMING:** The Owner/Applicant shall implement all aspects of the landscape and irrigation plan in accordance with the Landscape and Performance Security Conditions.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance monitoring staff that all required conserving landscape and irrigation features are installed prior to Final Building Inspection Clearance, and landscape and irrigation features are maintained per approved landscape plans. Any part of irrigation plan requiring a plumbing permit shall be inspected by building inspectors.

13. NPDES-21 Storm Water Retention-Parking Area Cleaning. To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall develop and implement a parking lot cleaning program. The program shall include the following elements: removal of litter; spot cleaning of oil, fuel, and other automotive leaks; vacuum sweeping on a monthly basis; inspection and cleaning of storm drain inlets and catch basins before November 1 and in January of each year; and posting of signs prohibiting littering, oil changing, and other automotive repairs. Debris removed from the catch basins shall be analyzed and disposed of accordingly.

PLAN REQUIREMENTS/TIMING: The Applicant shall submit the parking lot clean-up program to P&D for review and approval prior to zoning clearance issuance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation and periodically inspect for maintenance throughout the life of the project. The Owner is responsible for annual maintenance inspections of the parking lot clean-up program. The Owner shall keep records of such inspections and provide them as requested to the County. The Owner shall make the site available to P&D for periodic inspections for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of

inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

14. NPDES-22 Storm Water Retention-Parking Area BMPs. The parking area and associated driveways shall be designed to minimize degradation of storm water quality. Best Management Practices (BMPs) such as landscaped areas for infiltration (vegetated filter strips, bioswales, or bioretention areas), designed in accordance with the Santa Barbara County Storm Water Technical Guide or other approved method shall be installed to intercept and remove pollutants and retain runoff prior to discharging to the storm drain system. The BMPs selected shall be maintained in working order. The landowner is responsible for the maintenance and operation of all storm water controls, and shall maintain annual maintenance records. The BMPs shall be described and detailed in the Storm Water Control Plan and on the site, grading and drainage and landscape plans, and depicted graphically. A maintenance program shall be specified in an inspection and maintenance plan and include maintenance inspections at least once/year. Long term maintenance shall be the responsibility of the Landowner. A maintenance program shall be specified in the CC&Rs or in a maintenance program submitted by the landowner and recorded with the Clerk of the Board. The plans and a copy of the long-term maintenance program shall be submitted to P&D and Public Works, Water Resources Division staff, for review prior to approval of zoning clearance. BMP maintenance is required for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year and retain proof of inspections. **PLAN REQUIREMENTS:** The location and type of BMP shall be shown on the site, building and grading plans. **TIMING:** The plans and maintenance program shall be submitted to P&D for approval prior to zoning clearance.

MONITORING: P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance. The landowner shall make annual maintenance records available for review by P&D upon request.

15. NPDES-26-Trash Container Req. To meet NPDES requirements, all trash container areas must (1) divert drainage from adjoining paved areas, and (2) be protected and regularly maintained to prevent off-site transport of trash. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate these trash container area requirements into project design and depict on plans, including detail plans as needed. **TIMING:** P&D planners shall ensure plan compliance prior to issuance of zoning clearance. The Owner shall maintain these requirements for the life of the project.

MONITORING: The Owner/Applicant shall demonstrate to compliance monitoring staff that the trash enclosure was constructed consistent with NPDES requirements prior to Final Building Inspection Clearance. P&D compliance monitoring staff and Public Works-Water Resources Division staff will periodically inspect thereafter to ensure proper maintenance. The Owner shall make the site available to P&D for periodic inspections of the trash areas for the life of the project and transfer of this responsibility is required for any subsequent sale of the property. The condition of transfer shall include a provision that the property owners conduct maintenance inspection at least once/year, retain proof of inspections, submit proof to the County upon request and allow the County access to the property to inspect to ensure compliance.

16. WatConv-01 Sediment and Contamination Containment. The Owner/Applicant shall prevent water contamination during construction by implementing the following construction site measures:

1. All entrances/exits to the construction site shall be stabilized using methods designed to reduce transport of sediment off site. Stabilizing measures may include but are not limited to use of gravel pads, steel rumble plates, temporary paving, etc. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. Entrances/exits shall be maintained until graded areas have been stabilized by structures, long-term erosion control measures or landscaping.
2. Apply concrete, asphalt, and seal coat only during dry weather.
3. Cover storm drains and manholes within the construction area when paving or applying seal coat, slurry, fog seal, etc.
4. Store, handle and dispose of construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. in a manner which minimizes the potential for storm water contamination.

PLAN REQUIREMENTS: The Owner/Applicant shall ensure all above construction site measures are printed as notes on plans. **TIMING:** Stabilizing measures shall be in place prior to commencement of construction. Other measures shall be in place throughout construction.

MONITORING: The Owner/Applicant shall demonstrate compliance with these measures to P&D compliance monitoring staff as requested during construction.

17. WatConv-03 Erosion and Sediment Control Re-vegetation. Within 30 days of completion of grading activities, the Owner/Applicant shall use hydro-seed, straw blankets, geotextile binding fabrics or other P&D approved methods as necessary to hold slope soils until landscape vegetation is established. P&D may require the reseeded of surfaces graded for the placement of structures if construction does not commence within 30 days of grading. **PLAN REQUIREMENTS:** Include this measure as a note on all grading and building plans. **TIMING:** The Owner/Applicant shall use hydro-seed, straw blankets, geotextile binding fabrics or other P&D approved methods as necessary within 30 days of completion of grading activities.

MONITORING: The Owner/Applicant shall demonstrate compliance to grading and building inspectors in the field.

18. WatConv-04 Equipment Storage-Construction. The Owner/Applicant shall designate a construction equipment filling and storage area(s) to contain spills, facilitate clean-up and proper disposal and prevent contamination from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. The areas shall be no larger than 50 x 50 foot unless otherwise approved by P&D and shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all plans for zoning clearance, grading and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

19. WatConv-05 Equipment Washout-Construction. The Owner/Applicant shall designate a washout area(s) for the washing of concrete trucks, paint, equipment, or similar activities to prevent wash water from discharging to the storm drains, street, drainage ditches, creeks, or wetlands. Note that polluted water and materials shall be contained in this area and removed from the site daily. The area shall be located at least 100 feet from any storm drain, water body or sensitive biological resources. **PLAN REQUIREMENTS:** The Owner/Applicant shall designate the P&D approved location on all zoning clearance, grading and building permits. **TIMING:** The Owner/Applicant shall install the area prior to commencement of construction.

MONITORING: P&D compliance monitoring staff shall ensure compliance prior to and throughout construction.

20. WatConv-07 SWPPP. The Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent to obtain coverage under the Construction General Permit of the National Pollutant Discharge Elimination System issued by the California Regional Water Quality Control Board.

TIMING: Prior to issuance of land use permits/zoning clearance for grading and construction activities, the Owner/Applicant shall submit proof of exemption or a copy of the Notice of Intent and shall provide a copy of the required Storm Water Pollution Prevention Plan (SWPPP) to P&D. The Owner/Applicant shall keep a copy of the SWPPP on the project site during grading and construction activities.

MONITORING: P&D permit processing planner shall review the documentation prior to issuance of land use permits or zoning clearance for grading and construction activities. P&D compliance monitoring staff shall site inspect during construction for compliance with the SWPPP.

III. PROJECT SPECIFIC CONDITIONS

21. Bio-08 Fish and Wildlife. No alteration to stream channels or banks shall be permitted (no zoning clearance shall be issued) until the Owner/Applicant demonstrates receipt of all authorizations from the California Department of Fish and Wildlife and/or federal agencies for any planned alteration to stream channels or banks. **PLAN REQUIREMENTS:** This condition shall be printed on all grading and building plans. **TIMING:** Prior to zoning clearance issuance for grading and/or construction activities, the applicant shall demonstrate to P&D receipt of all authorizations as described above.

22. Bio-15 Outlet Structures. Outlet structures for energy dissipation shall minimize disturbance to the natural drainage and avoid the use of unnatural materials, such as concrete, grouted rock, and asphalt rubble. Where hard bank materials must be used, natural rock, gabions, crib wall or other more natural means of energy dissipation shall be preferred. Rock grouting shall only be used if no other feasible alternative is available as determined by P&D and Flood Control. **PLAN REQUIREMENTS:** Plans shall be submitted for review and approval by P&D and Flood Control. **TIMING:** Plans shall be submitted prior to approval of Land Use Permit for grading. Structures

shall be installed during grading operations. **MONITORING:** P&D compliance monitoring staff and/or Building & Safety inspectors shall ensure construction according to plans.

23. Bio-21 Use Natives. Landscaping within the bio-treatment area shall be with native plants and seed stock from locally obtained sources in accordance with the Jurisdictional Delineation Report (Brett D. Hartman, PhD, July 22, 2013) prepared for the project. **PLAN REQUIREMENTS:** The Owner/Applicant shall incorporate this requirement into a landscape plan to be prepared by a P&D approved landscape architect or arborist. **TIMING:** Landscaping shall be installed prior to Final Building Inspection Clearance. **MONITORING:** The landscape architect or arborist shall verify to P&D compliance monitoring staff, in writing, using receipts, etc, the use of native seed stock on the property prior to Final Building Inspection Clearance.

24. CulRes-09 Stop Work at Encounter. The Owner/Applicant and/or their agents, representatives or contractors shall stop or redirect work immediately in the event archaeological remains are encountered during grading, construction, landscaping or other construction-related activity. The Owner/Applicant shall retain a P&D approved archaeologist and Native American representative to evaluate the significance of the find in compliance with the provisions of Phase 2 investigations of the County Archaeological Guidelines and funded by the Owner/Applicant. **PLAN REQUIREMENTS:** This condition shall be printed on all building and grading plans. **MONITORING:** P&D permit processing planner shall check plans prior to zoning clearance issuance and P&D compliance monitoring staff shall spot check in the field throughout grading and construction.

25. Landscp-01 Landscape and Irrigation Plan. The Owner/Applicant shall have a licensed landscape professional prepare a Landscape and Irrigation Plan for the project.

PLAN REQUIREMENTS: The plan shall include the following:

1. An agreement by the Owner to install required landscaping & water-conserving irrigation systems prior to final clearance.
2. An agreement by the Owner to maintain required landscaping for the life of the project.
3. Securities posted by the Owner for installation and maintenance securities per requirements in the Performance Securities condition.
4. All project landscaping shall consist of drought-tolerant native and/or low-water use/Mediterranean type species.
5. Project landscaping shall be compatible with the character of the surroundings and the architectural style of the structure.
6. Plan shall include clinging vines and/or vertical planting on trash enclosure walls and any other masonry walls, as determined by P&D, to soften the visual effects of the structures & to discourage graffiti.

7. All project landscaping shall be maintained for the life of the project to avoid any interference with exterior project lighting.

TIMING: The Owner/Applicant shall (1) submit 4 copies of the Plan to P&D processing planner for review & approval prior to zoning clearance issuance, (2) enter into an agreement with the County to install required landscaping & water-conserving irrigation systems and maintain required landscaping for the life of the project, (3) Post a performance security to ensure installation prior to Final Building Inspection Clearance and maintenance for three years, (4) Install landscape and irrigation prior to Final Building Inspection Clearance.

MONITORING: The Owner/Applicant shall demonstrate to P&D compliance staff that all required components of the approved plan are in place as required prior to Final Building Clearance. Compliance staff will release installation security upon satisfactory installation of all items in approved plans. The Owner shall demonstrate to compliance staff that the landscaping and irrigation have been established and maintained according to plans and agreements for a period of 3 years, and have achieved the original goals of this condition. Compliance staff signature is required to release the installation security upon satisfactory installation of all items in the approved plans and maintenance security upon satisfactory completion of maintenance. If requirements have not been met, the plants or improvements shall be replaced and/or maintained (fed, repaired, trimmed) and the security held for another year. If the Applicant fails to either install or maintain according to the approved plan, P&D may collect security and complete work on property per approved plans.

26. Parking-02 Onsite Construction Parking. All construction-related vehicles, equipment staging and storage areas shall be located onsite and outside of the road and highway right of way. The Owner/Applicant shall provide all construction personnel with a written notice of this requirement and a description of approved parking, staging and storage areas. The notice shall also include the name and phone number of the Owner/Applicant's designee responsible for enforcement of this restriction. **PLAN REQUIREMENTS:** Designated construction personnel parking, equipment staging and storage areas shall be depicted on project plans submitted for grading and zoning clearance permits. **TIMING:** A copy of the written notice shall be submitted to P&D permit processing staff prior to issuance of a land use permit or zoning clearance. This restriction shall be maintained throughout construction. **MONITORING:** P&D permit compliance and Building and Safety shall confirm the availability of designated onsite areas during construction, and as required, shall require re-distribution of updated notices and/or refer complaints regarding offsite parking to appropriate agencies.

27. Traf-04 Bus Stop Improvements. In order to address increased bus ridership due to project development and minimize project trip generation, a new Santa Ynez Valley Transit bus shelter shall be provided. **PLAN REQUIREMENTS:** The bus shelter improvements shall be shown on plans submitted for project grading, zoning, and building permits, and are subject to review and approval by Caltrans, and the Santa Ynez Valley Transit. **TIMING:** Improvements shall be installed prior to Final Building Inspection Clearance. **MONITORING:** P&D compliance monitoring staff shall field verify installation as to plan.

28. NPDES-15 Storm Water Retention-Pervious Parking. To reduce runoff from impervious areas and allow for infiltration, the Owner/Applicant shall incorporate pervious materials or surfaces into

the project design. **PLAN REQUIREMENTS:** The Owner/Applicant shall demonstrate use of pervious materials or surfaces on building, drainage and landscape plans as applicable.

MONITORING: P&D planners shall verify use as applicable during plan review; compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

- 29. NPDES-16 Storm Water Retention-Roof Runoff Collection.** To reduce storm water runoff, allow for infiltration, reduce pollutants and minimize degradation of storm water quality from development, parking lots and other paved surfaces the Owner/Applicant shall install a roof runoff collection and disposal system to infiltrate storm water runoff. Runoff shall be directed to either a subsurface infiltration trench, french drains, planter boxes, landscaped areas or connected to the site's irrigation system. An overflow or high flow bypass system will be provided. **PLAN REQUIREMENTS:** The Owner/Applicant shall include the roof runoff collection and disposal system design, including any plant palettes and the sources of plant material, on the grading and drainage and landscape plans, and any special roof design elements on building and roofing detail plans, depicted graphically. **MONITORING:** P&D compliance monitoring staff shall site inspect for installation prior to Final Building Inspection Clearance.

V. COUNTY RULES AND REGULATIONS/LEGAL REQUIREMENTS

- 30. Rules-03 Additional Permits Required.** The use and/or construction of any structures or improvements authorized by this approval shall not commence until the all necessary planning and building permits are obtained. Before any Permit will be issued by Planning and Development, the Owner/Applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the Owner/Applicant has satisfied all pre-construction conditions. A form for such clearance is available from Planning and Development.
- 31. Rules-04 Additional Approvals Required.** Approval of the Tentative Parcel Map and Development Plans are subject to the Board of Supervisors approving the required General Plan Amendment and Rezone.
- 32. Rules-05 Acceptance of Conditions.** The Owner/Applicant's acceptance of this permit and/or commencement of use, construction and/or operations under this permit shall be deemed acceptance of all conditions of this permit by the Owner/Applicant.
- 33. Rules-06 Recorded Map Required.** Tentative Parcel Map 14,794 shall be recorded prior to issuance of any permits for development, including grading.
- 34. Rules-07 DP Conformance.** No permits for development, including grading, shall be issued except in conformance with an approved Final Development Plans. The size, shape, arrangement, use, and location of structures, walkways, parking areas, and landscaped areas shall be developed in conformity with the approved development plan marked Exhibit #1, dated May 14, 2014.
- 35. Rules-08 Sale of Site.** The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.

- 36. Rules-09 Signs.** No signs of any type are approved with this action unless otherwise specified. All signs shall be permitted in compliance with County LUDC.
- 37. Rules-14 Final DVP Expiration.** Final Development Plans shall expire five years after the effective date unless substantial physical construction has been completed on the development or unless a time extension is approved in compliance with County rules and regulations.
- 38. Rules-18 DVP Revisions.** The approval by the Board of Supervisors of a revised Final Development Plan shall automatically supersede any previously approved Final Development Plan upon the effective date of the revised permit.
- 39. Rules-20 Revisions to Related Plans.** The Owner/Applicant shall request a revision for any proposed changes to approved plans. Substantial conformity shall be determined by the Director of P&D.
- 40. Rules-23 Processing Fees Required.** Prior to issuance of a land use permit or zoning clearance, the Owner/Applicant shall pay all applicable P&D permit processing fees in full as required by County ordinances and resolutions.
- 41. DIMF-24d DIMF Fees-Fire.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Fire Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Fire DIMF amount is currently estimated to be \$21,948.20. This is based on a project type of Residential and non-retail commercial, and a project size of 109,741 square feet. **TIMING:** Fire DIMFs shall be paid to the County Fire Department prior to Final Building Inspection and shall be based on the fee schedules in effect when paid.
- 42. DIMF-24e DIMF Fees-Parks.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for the Parks Department. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total Parks DIMF amount is currently estimated to be \$73,776. This is based on 87 residential units. **TIMING:** Parks DIMFs shall be paid to the County Parks Department prior to Final Building Permit Inspection.
- 43. DIMF-24g DIMF Fees-Transportation.** In compliance with the provisions of ordinances and resolutions adopted by the County, the Owner/Applicant shall be required to pay development impact mitigation fees to finance the development of facilities for transportation. Required mitigation fees shall be as determined by adopted mitigation fee resolutions and ordinances and applicable law in effect when paid. The total DIMF amount for Transportation is currently estimated to be \$26,950. This is based on 49 newly generated peak hour trips (49 PHT's x \$550/PHT). **TIMING:** Transportation DIMFs shall be paid to the County Public Works Department-Transportation Division prior to Final Building Permit Inspection.

- 44. Bio-22 Fish and Wildlife Fees.** The Owner/Applicant shall provide Planning and Development with a check payable to the “County of Santa Barbara” within 10 days of project approval as required by California Fish and Wildlife Code Section 711.4 for that Department’s review of the Mitigated Negative Declaration (14NGD-00000-00007) associated with the project.
- 45. Rules-26 Performance Security Required.** The Owner/Applicant shall post separate performance securities, the amounts and form of which shall be approved by P&D, to cover the full cost of installation and maintenance of landscaping and irrigation. The landscape installation security shall be waived if installation is completed in conformance with applicable requirements prior to Building Final/Occupancy Approval. Installation securities shall be equal to the value of a) all materials listed or noted on the approved referenced plan, and b) labor to successfully install the materials. Maintenance securities shall be equal to the value of maintenance and/or replacement of the items listed or noted on the approved referenced plan(s) for three years of maintenance of the items. The installation security shall be released when P&D determines that the Owner/Applicant has satisfactorily installed all approved landscape & irrigation plans per those condition requirements. Maintenance securities shall be released after the specified maintenance time period and when all approved landscaping & irrigation have been satisfactorily maintained. If they have not been maintained, P&D may retain the maintenance security until satisfied. If at any time the Owner fails to install or maintain the approved landscaping and irrigation, P&D may use the security to complete the work.
- 46. Rules-29 Other Dept Conditions.** Compliance with Departmental/Division letters required as follows:
1. Air Pollution Control District dated January 3, 2013
 2. Environmental Health Services Division dated April 9, 2014
 3. Fire Department dated January 4, 2013
 4. Flood control Water Agency dated December 19, 2012
 5. Public Works Project Clean Water dated August 17, 2017
 6. Parks Department dated April 17, 2014
 7. Transportation Division dated April 17, 2014
- 47. Rules-30 Plans Requirements.** The Owner/Applicant shall ensure all applicable final conditions of approval are printed in their entirety on applicable pages of grading/construction or building plans submitted to P&D or Building and Safety Division. These shall be graphically illustrated where feasible.
- 48. Rules-31 Mitigation Monitoring Required.** The Owner/Applicant shall ensure that the project complies with all approved plans and all project conditions including those which must be monitored after the project is built and occupied. To accomplish this, the Owner/Applicant shall:
1. Contact P&D compliance staff as soon as possible after project approval to provide the name and phone number of the future contact person for the project and give estimated dates for future project activities;

2. Pay fees prior to approval of Land Use Permit or Zoning Clearance as authorized by ordinance and fee schedules to cover full costs of monitoring as described above, including costs for P&D to hire and manage outside consultants when deemed necessary by P&D staff (e.g. non-compliance situations, special monitoring needed for sensitive areas including but not limited to biologists, archaeologists) to assess damage and/or ensure compliance. In such cases, the Owner/Applicant shall comply with P&D recommendations to bring the project into compliance. The decision of the Director of P&D shall be final in the event of a dispute;
3. Note the following on each page of grading and building plans “This project is subject to Mitigation and/or Condition Compliance Monitoring and Reporting. All aspects of project construction shall adhere to the approved plans, notes, and conditions of approval, and Mitigation Measures from the Mitigated Negative Declaration, 14NGD-00000-00007.
4. Contact P&D compliance staff at least two weeks prior to commencement of construction activities to schedule an on-site pre-construction meeting to be led by P&D Compliance Monitoring staff and attended by all parties deemed necessary by P&D, including the permit issuing planner, grading and/or building inspectors, other agency staff, and key construction personnel: contractors, sub-contractors and contracted monitors among others.

49. Rules-32 Contractor and Subcontractor Notification. The Owner/Applicant shall ensure that potential contractors are aware of County requirements. Owner / Applicant shall notify all contractors and subcontractors in writing of the site rules, restrictions, and Conditions of Approval and submit a copy of the notice to P&D compliance monitoring staff.

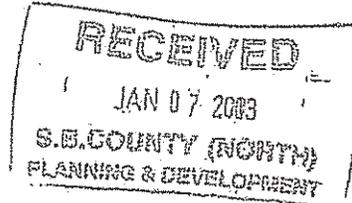
50. Rules-33 Indemnity and Separation. The Owner/Applicant shall defend, indemnify and hold harmless the County or its agents or officers and employees from any claim, action or proceeding against the County or its agents, officers or employees, to attack, set aside, void, or annul, in whole or in part, the County's approval of this project. In the event that the County fails promptly to notify the Owner / Applicant of any such claim, action or proceeding, or that the County fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.



Santa Barbara County
Air Pollution Control District

January 3, 2013

Gary Kaiser
Santa Barbara County
Planning and Development
624 W. Foster Road
Santa Maria, CA 93455



Re: APCD Comments on Golden Inn Development Plan and Tentative Parcel Map
12DVP-00000-00014, 12TPM-00000-0009

Dear Mr. Kaiser:

The Air Pollution Control District (APCD) has reviewed the referenced case, which consists of a parcel map to divide a 7.3 acre parcel into three parcels of 2.1 acres, 2.2 acres, and 3.0 acres respectively. Zoning would be changed for 1-E-1 estate residential to, Design Residential and Professional/Institutional.

The lot split would allow the development of a mixed use project including a 23,778 square foot building containing 40 residential units of assisted living senior housing and 20 units for senior memory care. Also proposed are 60 residential units for independent senior living, a 21,028 square foot community center and administration office, and 24 employee apartments.

The new residences would be tied into the local wastewater line, but a lift station with a stationary engine on the site will most likely be needed to convey the wastewater. An emergency generator is also proposed, but the size and type have not yet been determined. Grading for the project consists of 15,000 cubic yards of cut and 15,000 cubic yards of fill. The subject property is identified in the Assessor Parcel Map Book as APN 141-380-014, and is located at southeast corner of Refugio Road and Highway 246 in the unincorporated community of Santa Ynez.

The proposed project would include an emergency generator, wastewater pump, and water heaters, which may be subject to APCD permit requirements and prohibitory rules. Therefore, APCD may be a responsible agency under the California Environmental Quality Act (CEQA), and will rely on the CEQA document when evaluating any APCD permits for proposed equipment. The CEQA document should include the air pollutant emissions for all proposed equipment to avoid additional CEQA documentation requirements related to APCD permit issuance. In the case of a diesel-fired emergency generator, an equipment-specific Health Risk Assessment may be required. If a Health Risk Assessment analysis is required, the results should be incorporated into the CEQA review for the project. The applicant should refer to APCD's website at http://www.sbapcd.org/eng/atcm/dice/dice_atcm.htm for more information on diesel engine permitting.

This project was discussed at Santa Barbara County's Subdivision/Development Review Committee meeting of December 20, 2012. Completeness items include the following:

1. Large Boilers and Water Heaters. APCD requires permits for boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour. Boilers and water heaters

Louis D. Van Mullem, Jr. • Air Pollution Control Officer
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between 2.0 million and 75,000 Btu/hr must comply with APCD emission limits and certification requirements. If any large central heating units are to be installed, equipment specifications should be identified and emission calculations provided to the lead agency for inclusion in the California Environmental Quality Act (CEQA) document.

2. Stationary Engines. APCD requires permits for diesel engines rated 50 bhp and greater that may be used for emergency power generation or for wastewater lift stations. Other types of engines may also require permits. If any stationary engines are proposed, the equipment specifications should be identified and emission calculations provided to the lead agency for inclusion in the CEQA document. In the case of a diesel-fired engine, an equipment-specific Health Risk Assessment may be required. Any Health Risk Assessment analysis should be discussed in the CEQA document.
3. Traffic Study. The proposed project will involve air quality impacts associated with motor vehicle trips from the new residences. The air quality impact analysis for mobile source emissions should be based on a project-specific traffic study whenever possible.

Air Pollution Control District staff offers the following suggested conditions for the land use permit:

1. Standard dust mitigations (Attachment A) are recommended for all construction and/or grading activities. The name and telephone number of an on-site contact person must be provided to the APCD prior to issuance of land use clearance.
2. APCD Rule 345, *Control of Fugitive Dust from Construction and Demolition Activities* establishes limits on the generation of visible fugitive dust emissions at demolition and construction sites. The rule includes measures for minimizing fugitive dust from on-site activities and from trucks moving on- and off-site. The text of the rule can be viewed on the APCD website at www.sbcapcd.org/rules/download/rule345.pdf.
3. Fine particulate emissions from diesel equipment exhaust are classified as carcinogenic by the State of California. Therefore, during project grading, construction, and hauling, construction contracts must specify that contractors shall adhere to the requirements listed in Attachment B to reduce emissions of ozone precursors and fine particulate emissions from diesel exhaust.
4. Prior to occupancy, APCD permits must be obtained for all equipment that requires an APCD permit. APCD Authority to Construct permits are required for diesel engines rated at 50 bhp and greater (e.g., firewater pumps and emergency standby generators) and boilers/large water heaters whose combined heat input rating exceeds 2.0 million BTUs per hour.
5. Spark ignition piston-type internal combustion engines (e.g., gasoline or propane-fired) used exclusively for emergency electrical power generation or emergency pumping of water for flood control or firefighting are exempt from permit requirements pursuant to APCD Rule 202, Section F.1.d., provided the engine operates no more than 200 hours per calendar year and a record is maintained and is available to the District upon request. The record shall list the identification number of the equipment, the number of operating hours on each day the engine is operated and the cumulative total hours.

6. All portable diesel-fired construction engines rated at 50 brake-horsepower or greater must have either statewide Portable Equipment Registration Program (PERP) certificates or APCD permits prior to operation. Construction engines with PERP certificates are exempt from APCD permit, provided they will be on-site for less than 12 months.
7. Small boilers and water heating units (rated between 75,000 and 2.0 million Btu/hr) must comply with the emission limits and certification requirements of APCD Rule 360. Combinations of units totaling 2.0 million Btu/hr or greater are required to obtain a District permit prior to installation. Please see www.sbcapcd.org/eng/boiler/rule360/rule_360.htm for more information and a list of certified boilers (note: any units fired on fuel(s) other than natural gas must be certified by the SBCAPCD on a case-by-case basis, even if the unit is certified when fired on natural gas).
8. At a minimum, prior to occupancy any feasible greenhouse gas reduction measures from the following sector-based list should be applied to the project:
 - Energy use (energy efficiency, low carbon fuels, renewable energy)
 - Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
 - Water conservation (improved practices and equipment, landscaping)
 - Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
 - Architectural features (green building practices, cool roofs)
9. Asphalt paving activities shall comply with APCD Rule 329, *Cutback and Emulsified Asphalt Paving Materials*.

If you or the project applicant have any questions regarding these comments, please feel free to contact me at (805) 961-8893 or via email at edg@sbcapcd.org.

Sincerely,



Eric Gage,
Air Quality Specialist
Technology and Environmental Assessment Division

Attachments: Fugitive Dust Control Measures
Diesel Particulate and NO_x Emission Measures

cc: Lisa Plowman
Project File
TEA Chron File



ATTACHMENT A
FUGITIVE DUST CONTROL MEASURES

These measures are required for all projects involving earthmoving activities regardless of the project size or duration. Proper implementation of these measures is assumed to fully mitigate fugitive dust emissions.

- During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include watering down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
- Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
- After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
- The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.

Plan Requirements: All requirements shall be shown on grading and building plans and as a note on a separate information sheet to be recorded with map. Timing: Requirements shall be shown on plans or maps prior to land use clearance or map recordation. Condition shall be adhered to throughout all grading and construction periods.

MONITORING: Lead Agency shall ensure measures are on project plans and maps to be recorded. Lead Agency staff shall ensure compliance onsite. APCD inspectors will respond to nuisance complaints.



ATTACHMENT B
DIESEL PARTICULATE AND NO_x EMISSION MEASURES

Particulate emissions from diesel exhaust are classified as carcinogenic by the state of California. The following is an updated list of regulatory requirements and control strategies that should be implemented to the maximum extent feasible.

The following measures are required by state law:

- All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- Fleet owners of mobile construction equipment are subject to the California Air Resources Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
- All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.

The following measures are recommended:

- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
- Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.

Plan Requirements: Measures shall be shown on grading and building plans. Timing: Measures shall be adhered to throughout grading, hauling and construction activities.

MONITORING: Lead Agency staff shall perform periodic site inspections to ensure compliance with approved plans. APCD inspectors shall respond to nuisance complaints.

Santa Barbara County
PUBLIC Health
DEPARTMENT

RECEIVED
APR 14 2014
S.B. COUNTY (NORTH)
PLANNING & DEVELOPMENT

Environmental Health Services

2125 S. Centerpointe Pkwy., #333 • Santa Maria, CA 93465-1340
805/346-8460 • FAX 805/346-8485

TO: Dana Eady, Planner
Planning & Development Department
Development Review Division

FROM: Paul E. Jenzen
Environmental Health Services

DATE: April 9, 2014

SUBJECT: Case No. 12TPM-00000-00009/12DVP-00000-00014 Santa Ynez Area

Applicant: Rona Barret Foundation
P.O. Box 1559
Santa Ynez, CA. 93460

Assessor's Parcel No. 141-380-014, zoned I-E-1, located at the southeast corner of the intersection of Refugio Road and State Highway 246.

12TPM-00000-00009/12DVP-00000-00014 represents a request to subdivide a 7.3 acre lot into three lots of 2.2 acres, 3.0 acres and 2.1 acres. The development would include a two-story living/memory care facility, a two story independent living/senior daycare/community center & administrative offices and a two story low income employee/family apartments. Included in the project would be a retention basin.

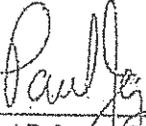
Domestic water supply is proposed to be provided by the Santa Ynez River Water Conservation District. The Santa Ynez River Water Conservation District will need to review the project and indicate in writing that it "can and will serve" domestic water.

Sewage disposal is proposed to be provided by the Santa Ynez Community Services District. The project will need to have a lift station and main extension both of which will need to be approved and maintained by the Santa Ynez Community Services District. The District will need to provide written notice that it will accept maintenance for the lift station and provide sewage disposal for the project.

Providing the Planning Commission grants approval of the applicant's request, Environmental Health Services recommends the following be included as Conditions of Approval:

- 1) Prior to Recordation, Environmental Health Services shall approve written notice from the Santa Ynez River Water Conservation District indicating that said district can and will provide domestic water service upon demand and without exception.

2. Prior to Recordation, Environmental Health Services shall approve written notice from the Santa Ynez Community Services District indicating that said district can and will provide domestic water and municipal sewage collection and disposal upon demand and without exception.
3. Prior to Recordation, final detailed plans and specifications for the proposed sewage lift station shall be submitted, reviewed and approved by the Santa Ynez Community Services District.
4. Prior to Recordation, Environmental Health Services shall review and approve a Mosquito Management Plan for the retention basin proposed for this project. The plan shall include the following information:
 - (a) Steepness and material of banks and water depth.
 - (b) Weed control and maintenance procedures.
 - (c) A map showing access to the basin and any other water sources.
 - (d) Mosquito prevention and control methods.
 - (e) Drainage and grading plan.
5. Prior to Recordation, the applicant shall submit a copy of the final map to Environmental Health Services.
6. Prior to Issuance of a Building Permit, Environmental Health Services shall review and approve the plans and specifications for the proposed food facility and any related facilities.



Paul E. Jensen, REHS
Senior Environmental Health Specialist
cc: Applicant
Agent, Lisa Plowman, Peikert Group Architects, 10 E. Figueroa St., S.E. 93101
Santa Ynez River Water Conservation District
Santa Ynez Community Services District
Office of the County Surveyor
Mark Matson, Planning & Development Building Division, Santa Maria
Kathy Cardiel, Environmental Health Services

Memorandum

DATE: January 4, 2013

TO: Gary Kaiser
Planning and Development
Santa Maria

FROM: Dwight Pepin, Captain *DWP*
Fire Department

SUBJECT: APN: 141-380-014; Permit: 12DVP-00014, 12TPM-00009
Site: Refugio Road and HWY 246, Santa Ynez
Project: Development Plan



The above project is located within the jurisdiction of the Santa Barbara County Fire Department. To comply with the established standards, we submit the following with the understanding that the Fire Protection Certificate application may involve modifications, which may determine additional conditions.

GENERAL NOTICE

1. Fire Protection Certificate(s) will be required.
2. Stop work immediately and contact the County Fire Department, Hazardous Materials Unit (HMU) at 805-686-8170 if visual contamination or chemical odors are detected while implementing the approved work at this site. Resumption of work requires approval of the HMU.
3. If an elevator is required for this project, the elevator car shall be able to accommodate a 24-inch by 84-inch ambulance stretcher in the horizontal, open position.
 - Emergency medical services symbols shall be placed on both sides of the elevator car door frame.
 - The symbol shall be a minimum of 3 inches high.

PRIOR TO VERTICAL CONSTRUCTION THE FOLLOWING CONDITIONS MUST BE MET

4. Temporary address posting is required during construction.

5. The number of new fire hydrants to be installed shall be determined.
 - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.
 - Fire hydrant(s) shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
 - For a municipal water system, location for fire hydrants shall be approved by the fire department.
 - Commercial fire hydrant(s) shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
 - The system shall be tested by the fire department to ensure compliance.
 - A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
 - No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.
6. Access shall be as shown on plans dated November 29, 2012.

PRIOR TO OCCUPANCY CLEARANCE
THE FOLLOWING CONDITIONS MUST BE MET

7. Signs indicating "Fire Lane -- No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
8. An automatic fire sprinkler system shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - Fire sprinkler plans shall require Fire Protection Engineer design and certification.
 - A set of approved plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
 - The fire department shall determine the location of any fire department connection (FDC) that may be required.
 - Fire Department Connection (FDC) shall be labeled per NFPA 13.
 - Water systems shall be installed exactly as the approved plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.

- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by the fire department.
9. An automatic fire or emergency alarm system shall be installed.
- Automatic fire or emergency alarm system plans shall be approved by the fire department.
 - Alarm panel locations and annunciator graphics shall be approved by fire department prior to installation.
 - Alarm system plans shall require Fire Protection Engineer design and certification.
10. Portable fire extinguishers are required and shall be in accordance with the current adopted Santa Barbara County Code Chapter 15.
11. Recorded addressing for the residences, building and suites is required by the fire department.
12. Address numbers shall be a minimum height of four inches for residential and 6 inches and 12 inches for commercial.
- Address number locations shall be approved by the fire department.
 - Address numbers shall be a color contrasting to the background color.
 - The address number shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
 - The numbers shall be visible from the access road when travelling in either direction.
 - If the driveway is over 150 feet in length or the building is obstructed from view at the access road / driveway, numbers shall be posted at all road and driveway and road intersection as is necessary.
13. Knox Box entry systems shall be installed.
- Telephone the Fire Prevention Division at 805-681-5523 for additional information and application procedures.
14. The applicant will be required to pay development impact fees. In accordance with Chapter 15 of the Santa Barbara County Code, the fee shall be computed per square foot on each new building, including non-habitable spaces, paid for the purpose of mitigating the incremental increase in needs for emergency services generated by the development.
- Checks shall be made payable to the Santa Barbara County Fire Department and mailed to Santa Barbara County Fire Department with the bottom portion of attached invoice.

Mitigation fees are subject to change prior to issuance of building permit. Estimated fees:

\$.10 per square foot for structures with fire sprinklers

Final occupancy clearance inspection will not be scheduled unless fees have been paid.

ADVISORY

15. An annual Unified Program Facility Permit for the generation and storage of any amount of hazardous waste is required 30 days prior to operation. To determine if your business requires the issuance of a Unified Program Annual permit, contact the Santa Barbara County Fire Department, Hazardous Materials Unit for additional information and application procedures, 805-686-8170.

A Hazardous Materials Business Plan shall be required if your business stores or handles any hazardous materials at any one time during a calendar year in quantities equal to or greater than: 55 gallons, 500 pounds or 200 cubic feet of a compressed gas at standard temperature and pressure. A Unified Program Hazardous Waste Generators Permit is required for any amount of hazardous waste produced. Contact the Santa Barbara County Fire Department, Hazardous Materials Unit for additional information and application procedures.

These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect at the time of change.

As always, if you have any questions or require further information, please call 805-681-5523 or 805-681-5500.

DP:mkb

c Santa Ynez River Water District, PO Box 157, Santa Ynez 93460



Santa Barbara County Public Works Department
Flood Control & Water Agency

December 19, 2012

Gary Kaiser, Planner
County of Santa Barbara
Planning & Development Department
123 E. Anapamu St.
Santa Barbara, CA 93101

Re: 12DYP-00000-00014; The Golden Inn Village
APN 141-380-014; Santa Ynez

Dear Mr. Kaiser:

The District recommends that approval of the above referenced project be subject to the following conditions:

1. General

- a. The applicant shall comply with the Santa Barbara County Flood Control District Standard Conditions of Approval dated January 2011.
(<http://www.countyofsb.org/uploadedFiles/pwd/Water/Development/StdConditionsJan2011.pdf>).
- b. The applicant shall provide a site plan of the proposed development following the guidelines provided in the Standard Conditions of Approval.

2. Prior to Final Zoning Clearance

- a. The applicant shall submit all improvement plans, grading plans, drainage plans, drainage studies and landscape plans to the District for review and approval.
- b. The applicant shall acquire and submit all required data, forms and certifications as described in the Standard Conditions of Approval.
- c. Detention basins shall be designed such that the post-development peak discharge rate does not exceed the pre-development rate for the 2-year through 100-year storm events.
- d. The proposed drainage plan shall accommodate the offsite runoff that currently flows through the site in the existing drainage swale.
- e. The applicant shall sign the Agreement for Payment of Plan Check Fees (attached to the Standard Conditions of Approval) and pay the appropriate plan check fee deposit at the time of the initial submittal of maps, plans and studies.

- f. The applicant shall dedicate real property for drainage within the subdivision, and easements on the Final Map or by a separate instrument.
- g. The applicant shall acquire and supply proof of drainage easements for off-site drainage conveyances.
- h. The applicant shall sign and return the Maintenance Agreement (Subdivider's or Owner's Agreement).
- i. The applicant shall submit a copy of the project's Conditions, Covenants & Restrictions for the Homeowners' Association to the District for review and approval.
- j. The applicant shall post surety bonds for drainage improvements in amounts approved by the Public Works Director.
- k. The applicant shall submit to the District electronic drawings in PDF format of the approved Final Map, grading plans, improvement plans, drainage plans, drainage studies and landscape plans on a compact disc along with one hard copy of each.

3. Prior to Occupancy Clearance

- a. The engineer of record shall submit a Drainage Improvement Certification (attached to the Standard Conditions of Approval).
- b. The applicant shall submit a Project Summary Report in PDF format to the District.

Sincerely,

SANTA BARBARA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT

By: _____

Mark Luehrs
Development Review Engineer

Cc: HACSB, 815 W. Ocean St., Lompoc, CA 93436
Harmony Real Estate - Teri Harmon, P.O. Box 1800, Santa Ynez, CA 93460
EDA - Jeffery P. Wagner PE, 1998 Santa Barbara Street, San Luis Obispo, CA 93401
Peikert Group Architects, 10 E. Figueroa St., Santa Barbara, CA 93101

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JAN 04 2013

S.B. COUNTY
PLANNING & DEVELOPMENT



County of Santa Barbara Public Works Department
Project Clean Water

123 E. Anapamu Street, Santa Barbara, CA 93101
(805) 568-3440 FAX (805) 568-3434
www.sbprojectcleanwater.org



SCOTT D. MCGOLPIN
Director

THOMAS D. FAYRAM
Deputy Director

**THIS LETTER REVISES THE PROJECT CLEAN WATER LETTER
DATED JAN 31, 2013, RE: THE GOLDEN INN & VILLAGE PROJECT
(Case Nos. 12DVP-00000-00014, 13DVP-00000-00005 and 13DVP-00000-00006)**

August 17, 2017

Dana Eady
Planning & Development Department
County of Santa Barbara
624 Foster Road
Santa Maria, CA 93455

Re: The Golden Inn & Village Development Plan Revision
Case Nos. 17RVP-00000-00046; 17RVP-00000-00071; 17RVP-00000-00072
APNs 141-380-045, 141-380-046, 141-380-047
890 Refugio Road, Santa Ynez

Dear Ms. Eady,

This letter addresses revisions to the Golden Inn & Village Project, case numbers 12DVP-00000-00014, 13DVP-00000-00005 and 13DVP-00000-00006 approved by the Santa Barbara County Board of Supervisors on June 17, 2014. This project is subject to stormwater regulations for Post-Construction Requirements (Central Coast Water Board Resolution No. R3-2013-0032) because it results in new impervious areas that exceed the established threshold of 15,000 sf. Therefore this project is required to meet the performance objectives of the Post-Construction Requirements, which include but are not limited to retaining storm water runoff volume on site.

The project permitted under Case Nos. 12DVP-00000-00014, 13DVP-00000-00005 and 13DVP-00000-00006 is built in two phases. The first phase is completed in conformance with the Post-Construction Requirements. The second phase must similarly meet the Post-Construction Requirements in conformity with the areas of existing development.

The following provisions apply to the revised project:

1. Prior to Zoning Clearance, but as soon as possible in the design process, submit a preliminary Stormwater Control Plan that identifies how runoff is retained using Low Impact Development (LID) stormwater measures such as bioretention or dispersal to landscaping or vegetated areas. The information must include a site plan showing the location of each drainage management area and structural storm water control measure, demonstrating that adequate space is dedicated to meet the performance requirements for retention.

It is recommended to follow the County of Santa Barbara's Stormwater Technical Guide for a Tier 3 project. A copy of the spreadsheet(s) used in the stormwater calculator shall be included, along with a summary of the general long-term maintenance requirements and responsibilities for the proposed LID facilities. The Stormwater Technical Guide is on the Project Clean Water website. Click on the Development tab at SBProjectCleanWater.org.

It is also recommended to meet with Project Clean Water staff as early as possible in the design process to obtain documents on the stormwater design of Phase I, so that stormwater runoff reduction measures from Phase II are incorporated appropriately with the built-portion.

2. Prior to Zoning Clearance or Building or Grading Permits, whichever of these actions comes first, the applicant must submit to the Water Resources Division (attention: Project Clean Water) for review and approval a Final Stormwater Control Plan.

The final Stormwater Control Plan must provide relevant details on the location and function of LID facilities on separate plan sheets within the engineering and landscaping plans. The construction checklist will be updated based on the final plan sheet numbers.

3. Prior to recordation, Zoning Clearance, Land Use Clearance, or issuance of Building or Grading Permits, whichever comes first, the owner must sign a maintenance agreement that includes the long-term maintenance plan. Instructions for preparing a maintenance plan are provided in the Stormwater Technical Guide. The maintenance agreement identifies the owner as the party responsible for maintaining the storm water facilities for the life of the project. The maintenance agreement will be signed and notarized by the property owner.
4. Prior to Rough Grade inspection, and if appropriate for landscape installation, prior to Building Inspection Clearance, all improvements required as part of the above conditions shall be installed in accordance with the approved plans. Prior to the first final Building Inspection Clearance, an Engineer's Certificate of Approval shall be signed and stamped by the engineer of record and submitted to the Water Resources Division along with a set of As-Built plans or drawings in PDF format. If necessary, the final maintenance plan shall be revised by the engineer of record based on as-built construction drawings, including elevations and construction details of LID facilities.

Dana Eady
August 17, 2017
Page 3 of 2

Note that the applicant will be required to pay a deposit for plan check review at the time the final Stormwater Control Plan and engineering plans are submitted. The plan check deposit shall be submitted along with the plans to Water Resources Division, Public Works, 123 E. Anapamu St. Santa Barbara, CA 93101. The check will be made payable to *County of Santa Barbara Project Clean Water* in the amount of \$1,150.

I would be happy to work with you and the applicant on ways to meet the recommendations and conditions set forth in this letter. Please don't hesitate to contact me at (805) 568-3561.

Sincerely,



Cathleen Gamand
Civil Engineering Associate

cc: The Rona Barrett Foundation, P.O. Box 1559, Santa Ynez CA 93460
Housing Authority of the County of Santa Barbara, 815 W. Ocean Ave., Lompoc CA 93436
Lisa Plowman, RRM Design Group, 10 E. Figueroa St. Ste 1, Santa Barbara, CA 93101



Herman D. Parler
Community Services Director
(805) 568-2467

Kerry Bierman
Chief Financial Officer
(805) 568-3400

Paddy Langlands
Deputy Director
Parks Division
(805) 568-2461

Dinah Lockhart
Deputy Director
Housing and Community
Development Division
(905) 568-3520

Ginny Brush
Executive Director
Arts Commission
(805) 568-3990

Community Services
Administration
105 E Anapamu Street, 4th Floor
Santa Barbara, CA 93101
Tel: (805) 568-2467
Fax: (805) 568-3414

Park Administration
610 Mission Canyon Road
Santa Barbara, CA 93105
Tel: (805) 568-2461
Fax: (805) 568-2459

Housing and Community
Development Administration
105 E Anapamu Street, Room 105
Santa Barbara, CA 93101
Tel: (805) 568-3520
Fax: (805) 568-2289

Arts Commission
Administration
1160 Anacapa Street
3rd Floor Rotunda Tower
Santa Barbara, CA 93101
Tel: (805) 568-3990
Fax: (805) 568-3991

Connecting People to
Opportunities

April 17, 2014

TO: Dana Eady, Planner
Planning & Development
FROM: Claude Garciacelay, Park Planner *imb*
RE: 12DVP-014 / 13DVP-005 & 006 Golden Inn & Village
APN 141-380-014

County Parks recommends the following condition(s) to the approval of the above referenced project:

1) Pursuant to the provisions of Ordinance 4348 and the appurtenant fee resolutions adopted by the Board of Supervisors, the applicant will be required to pay a development mitigation fee for new dwelling unit(s) to offset the project's potential impact on the County's park system. Said fee will be used in conjunction with other similar fees collected in the area to provide park and recreational facilities in the Regional Demand Area. A protest of mitigation fees imposed may be filed pursuant to Government Code Section 66020(a). The protest shall be filed at the time of approval or conditional approval of the development or within 90 days after the date of the imposition of the fees, dedications, reservations, or other exactions to be imposed on a development project. The Applicant is hereby notified that the 90-day approval period in which the Applicant may protest has begun.

The current applicable fee in the demand area for apartment dwelling unit is \$848 per unit. The total fee for the project would be \$73,776.00 (87 unit(s)). Fees are payable prior to final inspection. The final fee amount shall be based on the fee schedule in effect when paid and fee schedules are subject to annual adjustments. This office will not accept or process a check received prior to project permit approval by the decision maker.

The check must be made out to COUNTY OF SANTA BARBARA, and can be paid in person or mailed to: Santa Barbara County Parks, Rocky Nook Park, 610 Mission Canyon Road, Santa Barbara, CA 93105.

c: Owner/Applicant: The Rona Barrett Foundation
P.O. Box 1559, Santa Ynez, CA 93460
Agent: Lisa Plowman, Peikert Group Architects
10 E. Figueroa St., Santa Barbara CA 93101

COUNTY OF SANTA BARBARA
PUBLIC WORKS DEPARTMENT
123 East Anapamu Street
Santa Barbara, California 93101
805/568-3232 FAX 805/568-3222



April 17, 2014

TO: Dana Eady, Planner
Development Review

FROM: William Robertson, Transportation Planner
Public Works, Transportation Division

SUBJECT: Conditions of Approval
The Golden Inn & Village
Santa Ynez
12GPA-00000-00002, 12RZN-00000-00002, 12TPM-00000-00009
12DVP-00000-00014, 13DVP-00000-00005, 13DVP-00000-00006
APN: 141-380-014

Traffic Mitigation Fees

1. Pursuant to Ordinance No. 4270 regarding Transportation Impact Fees, the applicant will be required to pay a fee for each new peak hour trip (PHT), for the purpose of funding transportation facilities within the Santa Ynez Planning Area of the County.

Based on the current fee schedule, the total estimated fee for the proposed project is \$26,950 (49 newly generated peak hour trips (PHT's) x \$550/PHT). Fractional PHT's are rounded. Fees are due prior to zoning clearance and shall be based on the fee schedule in effect when paid. This office will not accept payment or process a check received prior to project approval.

Fees are payable to the County of Santa Barbara, and may be paid in person or mailed to: Santa Barbara County Transportation Division, 123 E. Anapamu St., 2nd Floor, Santa Barbara, CA 93101 or Santa Barbara County Transportation Division North, 620 West Foster Road, Santa Maria, CA 93455. Please phone this office prior to payment if unsure as to the final fee required.

Sight Distance

2. Prior to zoning clearance, the developer shall design, and prior to occupancy, the developer shall provide intersection sight distance in a manner acceptable to the Department of Public Works Traffic Section.

When the criteria for sight distances cannot be met, the County may prohibit vehicle turning movements, require speed change lanes or require additional speed change lane lengths.

Driveways/Drive Aisles

3. Prior to zoning clearance, the developer shall design, and prior to occupancy the developer shall construct, all site ingress and egress points in a manner acceptable to the Department of Public Works Traffic Section. All driveway accesses shall be improved to include all necessary pavement or cross gutters to match adjacent improvements as required by the Department of Public Works Traffic and Permit Sections.

Street Sections/Pavement Traffic Index

4. Prior to zoning clearance or tract/parcel map approval, the developer shall design, and prior to occupancy, the developer shall construct pavement for all roadwork based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards. All designs and/or modifications shall be reviewed and approved by the Department of Public Works Traffic Section.
5. Prior to recordation of the Final Map or Zoning Clearance, the applicant shall engineer and post a surety acceptable to County Counsel for the construction of standard concrete curb, gutter, ADA accessible pathways, streetlights and up to 18 feet of matching asphalt paving for all proposed public roads and applicable project frontages. Improvements shall be based on the appropriate road detail provided in the Santa Barbara County Engineering Design Standards and shall include any necessary off-site transitions.
6. Prior to land use clearance, improvement plans shall include the following items, designed to the satisfaction of the County Traffic Engineer:
 - a) Design and re-construct any substandard County roadway improvements along the project frontage. All Construction shall conform to the County Engineering Design Standards. Any substandard modifications to these standards shall be approved by the County Traffic and Permit sections prior to occupancy.

Encroachment/Excavation/Haul Permit

7. An Excavation or Encroachment Permit shall be required for any work performed in the County right of way, including road construction, driveways, utilities, connections and hauling more than 1000 cubic yards of earthwork.

The developer shall comply with all applicable Public Works Standard Conditions of Approval and Engineering Design Standards, as determined by the Public Works Traffic or Permit Sections, prior to issuance of an Encroachment Permit.

Encroachment Permits and/or Santa Barbara Engineering Design Standards and Public Works Standard Conditions of Approval can be obtained at the following locations:

North County Permits Section
620 West Foster Road
Santa Maria, CA 93455
805-739-8788

South County Permits Section
4417 Cathedral Oaks Road
Santa Barbara, CA 93110
805-681-4967

Traffic Controls

8. Prior to zoning clearance, traffic circulation and control on adjacent streets shall be designed as required by the Department of Public Works Traffic Section. This shall include, but is not limited to, curb openings, turn lanes and control signs for regulation, warning, and guidance of traffic.
9. Prior to zoning clearance, traffic circulation and control onsite shall meet the approval of the Department of Public Works Traffic Section.
10. Prior to occupancy, all signs shall be installed, and prior to final clearance, the County may require the developer to add traffic safety devices, such as signing and striping, the need for which are not apparent at time of plan approval but which are warranted due to actual field conditions. The developer shall install the traffic safety devices prior to final clearance.

Street Lights

11. As authorized by the Board of Supervisors Resolution No. 81-229, before the approval of any Final Subdivision Map, or Precise Plan in planned developments or of any Conditional Use Permit, Conditional Exception or Variance involving land development, the Developer or owner must provide a Road Lighting Plan to the Department of Public Works for approval

The plan must have the approval of the public utility or the public agency involved.

The Road Lighting Plan must show the location of each road light, the mounting height, luminaire arm length, the luminaire type, lamp type and lumen rating and conform to the Residential Road Standards. Whenever possible road lights must be placed on lot lines and at intersections.

Residential and commercial road lighting poles may be required to be of an ornamental type acceptable to the Public Works Department and meeting the current standards filed by the utility company concerned in writing, with the Public Works Department. Luminaire spacing shall be adjusted to the satisfaction of the County Traffic Engineer if ornamental poles are chosen.

A written statement showing the number of lights, the amount of lumens and the monthly and yearly costs must accompany the Road Lighting Plan.

The Developer or owner, prior to final approval of occupancy, must deposit a check with the Public Works Department, payable to the County of Santa Barbara, sufficient in amount to maintain and energize the street lights shown of the approved lighting plan, from the requested date for occupancy clearance, up to the date the first charges or benefit assessments will be made or levied upon the property being developed.

All electrical equipment and installation must conform to the applicable standards of the following:

- a. Electrical safety orders of the Division of Industrial Relations, State of California
- b. Rules for overhead electric line construction, General Rule No. 95 of the California Public Utilities Commission.

Road lighting provided under Highway Lighting Districts or County Service Areas must only be installed in the right of way, roads, or other areas dedicated to the public.

The Department of Public Works may require increased illumination where it is found necessary for traffic or pedestrian safety, due to special circumstances affecting such areas.

12. Prior to zoning clearance, if applicable, the applicant must apply for annexation of into the appropriate County Lighting District/County Service Area, and pay all fee's and costs for advertising public hearings in connection therewith.

Off-Site Road Improvements

13. Where off-site road improvements or a dedication of right of way for off-site improvements is required for which a need cannot be attributed to the project, the County shall deduct the value of construction or dedication from the payment that would otherwise be collected for Traffic Mitigation Fee's.

Improvements and dedication that are necessary to mitigate the specific impacts of a project on area roads are considered on-site and are not to be deducted from the Traffic Mitigation Fee's. If the value of the off-site road improvements or dedication exceeds the payment required, the County may:

- a. Reimburse the applicant the difference between the amount of the payment and the value of the additional improvements and dedication, or
- b. Enter into an agreement with the applicant to establish a credit for the additional improvements and dedications.

If you have any questions, please contact me at 739-8785.

Sincerely,



William T. Robertson

cc. 12DVP-00000-00014
Cary Smart, Transportation Manager, County of Santa Barbara, Public Works Department
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Santa Barbara County



Standard Conditions of Approval October 2007

COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS

Standard Conditions for Tentative Tract Map Approval Ammended October, 2007

1. Construction of all improvements required by the Public Works Department in the approval of the Tentative Map shall be in accordance with County Subdivision Ordinance No. 1722, the Geometric Design Standards contained in the Engineering Design Standards Manual, the applicable portions of the California Department of Transportation Standard Specifications of current date and the Standard Detail contained in Appendix 4 of the Engineering Design Standards Manual.
2. Design of all improvements to be constructed as part of this development shall be performed by a Civil Engineer registered in the State of California. Specifications and plan and profile drawings, completed in accordance with Department of Public Works Standards shall be submitted to the Public Works Department and appropriate officials of other departments for their approval, and all bonds and fees shall be posted prior to recordation of the final development map.
3. Prior to recordation of the Final Map and start of any construction, the Developer shall designate to the Department of Public Works the road or roads he intends for construction access to the development to the extent to which subject roads will be used as haul roads. The Public Works Department may, at its option, designate an alternate off-site access or may require a security for the repair or reconstruction in the event subject road is damaged by construction traffic.
4. The Structural road section for all proposed public roads shall consist of the following:

Aggregate Base conforming to the provisions in Section 26, "Aggregate Bases", of the Standard Specifications shall be placed with a minimum thickness of 0.50 feet on all public roads. The actual thickness of the aggregate base shall be determined by "R" Values from Test Method 301- F, California Department of Transportation Specifications. When the Traffic Index is less than 5.5 the minimum section will be 0.2 feet of A.C. and 0.5 feet of A.B. When the Traffic Index is 5.5 or greater, the minimum section will be 0.3 feet A.C. and 0.5 feet Class II Base.
5. All underground utilities shall be extended to development boundaries and laterals stubbed out to the property lines clear of zone at each lot before the placement of concrete surfacing. Prior to release of the Road Improvement Security and acceptance of the roads within the development, it will be necessary for the Developer to have each utility company certify in writing that the above has been accomplished.
6. Prior to release of the Road Improvement Security, the Registered Civil Engineer or Licensed Land Surveyor who performed the construction staking for the development shall certify in writing, that all curbs, gutters, storm drains, and other related street work have been staked in the field accordance with the plan and profile drawings by the Director of Public Works.
7. Prior to approval of plan and profile drawings by the Department of Public Works, the Developer shall post Sureties and provide inspection fees in amounts to be determined by the Department of Public Works to insure required improvements within the road right of way

8. Hydraulic studies indicating drainage flows to be anticipated from the entire watershed within which the development is located shall be submitted to the Public Works Department and Flood Control Engineer for review and approval. Detailed hydraulic studies of storm water run-off to be carried in each gutter of each street shall be submitted by the Developer's Engineer for approval by the Public Works Department. The amount of storm water runoff to be carried in a street section shall be computed on the basis of a 10 year frequency storm. Special drainage facilities will be required when the capacity of the street section has been reached. The drainage facility design shall be prepared in conformance with Section 13 and Appendix 12 of the Engineering Design Standards Manual, and submitted for approval by the Department of Public Works and Flood Control Engineer. Design criteria for underground drainage facilities will be based on a minimum storm frequency of 25 years. Actual design frequency will be determined by the Department of Public Works or the Flood Control Engineer.
9. Developer shall furnish and install any required road name signs, traffic control signs. And striping to County standards. All traffic control signs shall be installed after roads are paved and prior to being opened up to traffic, including construction traffic.
10. All off-tract drainage and flood control facilities and installations shall be installed and completed prior to grading of subject development.
11. Developer shall offer for dedication as easement to the County, at no cost to the County, all road rights of way shown within the boundaries of subject development map, except roads proposed to be private roads. All road rights of way offered for dedication to the County shall be free and clear of any easements prior to recordation of the Final Map, unless approved otherwise by the Department of Public Works.
12. A denied access strip one foot wide shall be offered for dedication in fee to the County as a separate parcel of land, not part of the road right of way, and standard Public Works Department road barricades constructed across the end of all public roads extending to the tract boundaries of any unit of the tract, except where they are extensions of existing improved public roads.
13. Prior to approval of plan and profile drawings by the Public Works Department, the following utilities shall be shown on the plans and approved by an authorized representative of the utility:
 1. Sewer System
 2. Water Distribution System
 3. Gas Distribution System
 4. Storm Drains required by Flood Control

Additionally, a preliminary plan showing underground electrical, telephone and Cable T.V. service shall be submitted by each agency.

14. All plan and profile drawings presented to the Public Works Department for approval shall be in conformance with the requirements of the Engineering Design Standards Manual. All road widths shall be as specified in this Manual. Roadway classifications are as specified in the Circulation Element of the General Plan.
15. Water for compaction and dust control shall be made available within the boundaries of the development prior to starting any earth moving operations other than necessary for the installation of subject water source. Applicant shall provide a water availability letter from the appropriate water supply agency.

16. Prior to start of any earth moving or improvements within the development the Developer shall obtain a Road Excavation and Encroachment Permit from the Public Works Department as required by Board of Supervisors Ordinance No. 1491, dated November 26, 1963, and/or shall obtain a County Grading Permit per Santa Barbara County Ordinance No. 1795 dated May 20, 1967.
17. The program for reconstruction of any existing County road being used by public traffic shall be presented in writing to the Public Works Department a minimum of 4 working days ahead of the proposed starting date. The Progress Schedule of proposed work shall be approved prior to start of construction. After construction on any existing County road commences, the project shall be pursued continuously to completion. Any delay will provide good cause for issuance of a stop order on all other portions of the development.
18. The following utilities and services, both existing and proposed, shall be installed underground in the roads pursuant to Resolution No. 24416 and connected to each dwelling unit where housed are built, or stubbed out to each lot where lots only are sold: Gas, Water, Cable T.V., Telephone, Sanitary Sewer and Electrical Power.
19. After Sign-off by the Public Works Department Inspector, and prior to release of final security, the Developer's Engineer shall add "Record Drawing" information to the original tracings in red or orange ink and sign them as "RECORD DRAWING".
20. On any proposed streets where curbs, gutters and sidewalks are required, the sidewalks shall have a total distance from curb face to back of sidewalk as prescribed in the Standard Details contained in Appendix 3 and 4 of the Engineering Design Standards Manual. Existing streetlights or fire hydrants within the sidewalk area shall be relocated behind the sidewalk, and any proposed streetlights or fire hydrants placed behind the sidewalk.
21. Any double frontage lot (lots having a street both front and rear) shall have denied access to the rear street.
22. Concrete masonry block walls, if required by the Resource Management Department shall be constructed to the design and standards of the Building and Safety Division of the Public Works Department. Walls adjacent to road rights of way shall be shown on the Department of Public Works plan and profile drawings. A Building Permit may be required for such walls.
23. Developer shall comply with the Department of Public Works policy relating to Subdivision Street Trees and Utility Service Laterals on all subdivision streets.
24. Chain link fences, if required by the Resource Management Department of Flood Control, shall be constructed to Cal Trans Standard Plans. Subject fences shall be shown on the Department of Public Works plan and profile drawings if adjacent to County road rights of way.
25. Developer shall post Security and provide plan-checking fees in amounts to be determined by the Public Works Department to insure proper construction of all private streets within the development. Security will be released upon certification of a Civil Engineer registered in the State of California that subject streets have been constructed to approved standards.
26. Occupancy of any building within the development will be denied until all street improvements and drainage facilities are completed.

27. The developer's engineer of record, as specified in these conditions, shall certify to the Public Works Department prior to release of any securities that all private streets within the subject development are constructed according to approved plans prior to occupancy of any dwelling unit within the tract, and that all rough grading has been completed in substantial conformance with the tract grading plan.
28. Upon completion of construction and prior to occupancy, the entire road right of way abutting this project will be cleaned to allow Public Works Department Inspectors to check for damage to curbs, gutters, or sidewalks caused by construction traffic. Any damage will be repaired by the Developer prior to occupancy.
29. The Developer shall comply with the current Bikeway Element of the General Plan as to the dedication and construction of bikeways.
30. All roads shall be kept clear of mud and/or other construction debris during construction.
31. The Developer will be responsible for and fees required for materials retesting.
32. The Developer may be required by the Public Works Department to overlay or chip seal a road, as determined by the Public Works Department, after construction work has been completed if it is determined by the County that local patching is insufficient to mitigate project related construction and utility trenching damage.
33. Subdivider shall submit a Grading Plan acceptable to the Public Works Department for all streets and building pads prior to submitting the Final Map for approval. The Grading Plan shall show all lots draining to the street on which they front unless otherwise approved by the Public Works Department. The Grading Plan shall also show method and degree of compaction and proposed method of stabilizing exposed slopes. Subdivider shall plant and maintain all cut and fill slopes and maintenance shall be continued until the lot is occupied.
34. A preliminary Soils Report of the area, prepared by a Civil Engineer experienced in soil mechanics and slope stability, and registered in the State of California, will be required prior to the issuance of Grading Permits. The report shall include data regarding the distribution, stability and expansive nature of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures.
35. All grading shall comply with the provisions of County Grading Ordinance No. 1795, and to Public Works Department standards.
36. Grading shall be designed so that natural drainage from off-tract property is not obstructed.
37. Provision shall be made to prevent off-tract drainage from being received by lots. Tract drainage shall not be drained to a public street gutter that does not have storm drainage inlets and where the tract drainage could, after being carried along the road gutter for some distance, be dumped into another tract.
38. No grading can be done prior to Final Map recordation except in compliance with County Code Chapter 21-8-C4.
39. All underground utility trench backfills on private property and in private roads shall be compacted and tested to a minimum of 90%, or to the satisfaction of the Public Works Director. Compaction test reports shall be submitted before and grading is finalized.

40. The Subdivider shall furnish one copy of the Final Tract Map to the Public Works Department prior to approval.
41. All debris, litter, and other construction waste generated by this development shall be removed from the site or adjacent property. Occupancy clearance of any building will be denied until debris removal is acceptable to the Public Works
42. Since certain areas of Santa Barbara County are prone to accelerated seasonal erosion by either wind or water, and acceptable Erosion Control Plan, with timing, may be required with the project Grading Plan.
43. Any tract which is to be graded out (mass graded) and developed as a Phased Build-Out will require a detailed engineered Erosion Control Plan which will apply to all graded areas which are not built out. This plan shall be maintained until the respective tract phases are built out. This condition shall also apply to Lot Sale Subdivisions.
44. On lot sale subdivisions, no building permits shall be issued for any lot until all required utilities, rough grading, drainage facilities, and street improvements have been completed, unless otherwise approved by the Director of Public Works. This condition must be shown on the Final Map, along with the time allowed by the Subdividers Contract for the developer to complete said improvements.
45. Prior to issuance of any road construction and/or grading permits, the applicant shall verify to the Department of Public Works, in writing, that a registered civil engineer has been retained to act as the Engineer of Record during construction and testing operations. This engineer shall be responsible for any and all observation during construction, which he deems necessary to certify those aspects of construction requiring certification pursuant to these conditions. Where possible, the engineer whose signature and stamp appear on the tract plans should be retained as the Engineer of Record.
46. Regardless of all review and/or acceptance of tract plans, specifications, calculations, and reports by Public Works or other County departments, the registered civil engineer whose signature and stamp appear on the tract grading and road improvement plans is responsible for the accuracy and integrity of the design and base information relating to the plans and calculations. Design conflicts which arise during construction may result in work being stopped until discrepancies are resolved.